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6 [Proposed] Counsel to Bradley D. Sharp, Chapter 11 Trustee

7 **UNITED STATES BANKRUPTCY COURT**
8 **CENTRAL DISTRICT OF CALIFORNIA**
9 **LOS ANGELES DIVISION**

10 In re:

11 LESLIE KLEIN,

12 Debtor.

Case No.: 2:23-bk-10990-SK

Chapter 11

13 **NOTICE OF FILING OF CHAPTER 11**
TRUSTEE'S APPLICATION TO (A)
EMPLOY COLDWELL BANKER REALTY
AS REAL ESTATE BROKER AND
(B) ENTER INTO EXCLUSIVE LISTING
AGREEMENTS

14 [161 N. Poinsettia Place, Los Angeles, CA 90036;
15 143 S. Highland Avenue, Los Angeles, CA 90036;
16 and 315 N. Martel Avenue, Los Angeles, CA
17 90036]
18

19 [Relates to Docket No. 234]

20 [No Hearing Required Pursuant to Local
21 Bankruptcy Rules 2014-1(b)(1) and 9013-1(o)]

22 **TO THE HONORABLE SANDRA R. KLEIN, UNITED STATES BANKRUPTCY JUDGE,**
THE DEBTOR, THE OFFICE OF THE UNITED STATES TRUSTEE, AND ALL PARTIES
REQUESTING SPECIAL NOTICE:

23 **PLEASE TAKE NOTICE** that Bradley D. Sharp, the duly appointed, authorized and acting
24 chapter 11 trustee (the “Trustee”) of the bankruptcy estate of Leslie Klein (the “Debtor”), has filed
25 his application (the “Application”) [Docket No. 234], pursuant to 11 U.S.C. § 328, for entry of an
26 order authorizing him to employ Coldwell Banker Realty (the “Broker”) as the Trustee’s real estate
27 broker in connection with the marketing and sale of those certain properties located at 161 N.
28 Poinsettia Place, Los Angeles, California 90036 (the “Poinsettia Place Property”), 143 S. Highland

1 Avenue, Los Angeles, California 90036 (the “Highland Avenue Property”), and 315 N. Martel
2 Avenue, Los Angeles, California 90036 (the “Martel Avenue Property”, and together with the
3 Poinsettia Place Property and the Highland Avenue Property, the “Properties”).

4 **PLEASE TAKE FURTHER NOTICE** that, based on the terms set forth in the listing
5 agreements attached to the Application as Exhibits “1”–“3”, respectively, the Broker shall be
6 compensated for its services for a total commission of five percent (5.0%) of the selling price for
7 each of the Properties (payable only upon close of sale) to be shared as follows: two and one-half
8 percent (2.50%) to buyer’s broker, if any, and the other two and one-half percent (2.50%) to the
9 Broker.

10 **PLEASE TAKE FURTHER NOTICE** that a copy of the Application may be obtained by
11 contacting Beth Dassa, Pachulski Stang Ziehl & Jones LLP, 10100 Santa Monica Blvd., Suite 1300,
12 Los Angeles, CA 90067, (310) 277-6910, Facsimile (310) 201-0760, email: bdassa@pszjlaw.com.

13 **PLEASE TAKE FURTHER NOTICE** that pursuant to Local Bankruptcy Rule 2014-1(b),
14 a hearing is not required in connection with the Application unless requested by the United States
15 Trustee, a party in interest, or otherwise ordered by the Court. Pursuant to Local Bankruptcy Rule
16 2014-1(b)(5), any response to the Application and request for hearing must be in the form prescribed
17 by Local Bankruptcy Rule 9013-1(o)(4) and must be filed with the Court and served upon counsel
18 for the Trustee at the address in the upper left-hand corner of the first page of this Notice, and the
19 United States Trustee no later than fourteen (14) days from the date of service of this Notice.

20 Dated: August 3, 2023

PACHULSKI STANG ZIEHL & JONES LLP

22 By /s/ Jeffrey W. Dulberg
23 Jeffrey W. Dulberg
John W. Lucas

24 [Proposed] Counsel to Bradley D. Sharp,
25 Chapter 11 Trustee

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
10100 Santa Monica Boulevard, 13th Floor, Los Angeles, California 90067

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF FILING OF CHAPTER 11 TRUSTEE'S APPLICATION TO (A) EMPLOY COLDWELL BANKER REALTY AS REAL ESTATE BROKER AND (B) ENTER INTO EXCLUSIVE LISTING AGREEMENTS** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **August 3, 2023**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **August 3, 2023**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) , I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

August 3, 2023
Date

Nancy H. Brown
Printed Name

/s/ Nancy H. Brown
Signature

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):

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